

Commercial and Industrial Buildings,  
Carr, Ryder and Adams Company Factory  
Tenth and Jackson Streets  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-160-AM

HABS  
IOWA,  
31-DUBU,  
13-AM-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

## Carr, Ryder and Adams Company Factory

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Site Location: Tenth and Jackson Streets  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 8.18  
Cadastral grid : NE1/4 SE1/4 S24 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
Lot description: City Lots 384 to 387 and  
South 1/2 of City Lot 388.

Present Owner: Kennedy Industries, Inc.

Present Usage: woodworking factory

Present Condition : fair / good

Overall Dimensions: 121'x 123'; three stories

Orientation : west

Architectural Description : Plan type : rectangular; 3-story open plan factory, with central open courtyard.

Foundation: coursed limestone ashlar perimeter walls.

Structure : wood frame with masonry bearing and fire walls.

Ext. walls: common red brick laid in running bond.

Roof : flat composition roof with brick parapet walls.

Chimneys : variety of brick interior stacks.

Windows : multi-light wood double-hung sash with segmental brick arch heads and stone lug sills.

Openings : variety of single-leaf and sectional entrance openings with semi-circular arch, segmental arch and loose lintel heads cut into the walls over the years.

Details : modestly corbeled brick cornices.

Construction Date : 1868

Architecture Style: 19th Century Functional

Physical History : In 1866 William W. Carr founded a woodworking firm in Dubuque. Known as Carr and Austin, the two-man firm operated from a small plant at the foot of Main Street. Fire destroyed this first structure in 1871, and the company - which had grown to 15 men - moved to a new factory on Iowa Street. This, too, was razed by fire eight years later. At that time, the company acquired the Patch and Waite Sash, Door and Blind Company and Planing Mills. With the latter company, Carr acquired a three-story brick factory on the east side of Jackson Street between Ninth and Tenth, constructed in 1868. The factory would become the nucleus for this block-wide structure, as Carr, Ryder and Adams built several subsequent additions. By 1884, the company had built a three-story brick building on the corner of Ninth and Jackson, abutting the original structure. The original building then housed a cutting room on the first floor, a machine room on the second, and a cutting and finishing room

on the top floor; the addition functioned as a business office and warehouse. A two-story house occupied the corner of Tenth and Jackson, William Marshall's Boiler Works was located across an alley, facing Washington Street, and Carr had several lumber sheds and a power house on the block. Within seven years, Carr had extended the three-story building the entire width of the block along Jackson Street by adding two benchwork buildings. The company additionally built a three-story brick shipping and storage building along the remainder of Ninth Street. Carr, Ryder and Adams eventually enclosed the entire block with a brick building that enclosed a central courtyard. Additions and alterations since 1926 have been relatively minor, involving primarily changes in entrance openings.

**Significance:** Built in at least six stages over an extended period, the Carr, Adams and Collier Company Factory is historically very significant as the parent factory building in what would become an immense complex of one of Dubuque's largest manufacturing firms. Architecturally, the building is a well proportioned and typically detailed representative of the timber/masonry structures built in Dubuque's industrial district.

**References:** Dubuque City Directories: 1857 - 1970.  
Sanborn Insurance Maps: 1884, 1891, 1909, 1972.  
Iowa State Gazetteer and Business Directory: 1882-1923.  
Dubuque County Assessment Record: 4-5-1-1.  
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."  
John Lippert, "Carr, Adams and Collier: A History," 1963, unpublished paper located at Loras College Library, Dubuque, Iowa.  
*Dubuque Daily Herald*: 9 February 1881; 1 January 1895.

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